

312 9th Ave N  
ARC #2

Date: October 15, 2021



GRAPHITE

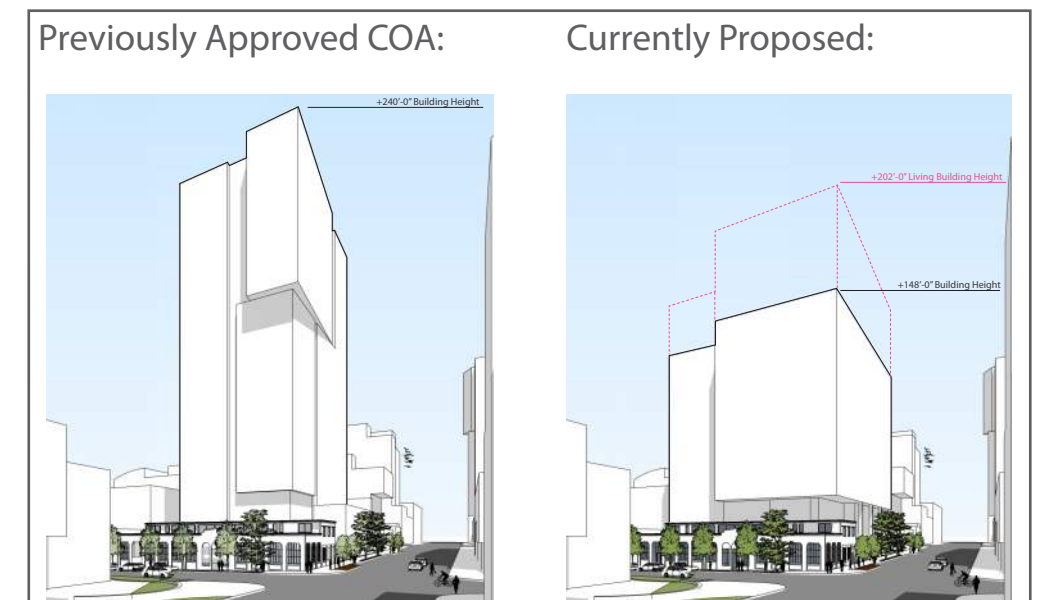
A.T. DENNY'S 5TH

901-HARRISON ST.

B-91. L-11.

# Project Timeline

1. Landmarks previously approved Certificate of Application for this site for a different project
2. ARC #1 occurred February 2020
3. Current project passed EDG and heading to Recommendation in Q1 2022
4. Selected Twist Scheme to proceed
5. Living Building Alternate Height Under Consideration
6. Floor to Floor height change due to change of use (+12'-6")





## EDG Approved Design Direction



### SCHEME 03 / Twist

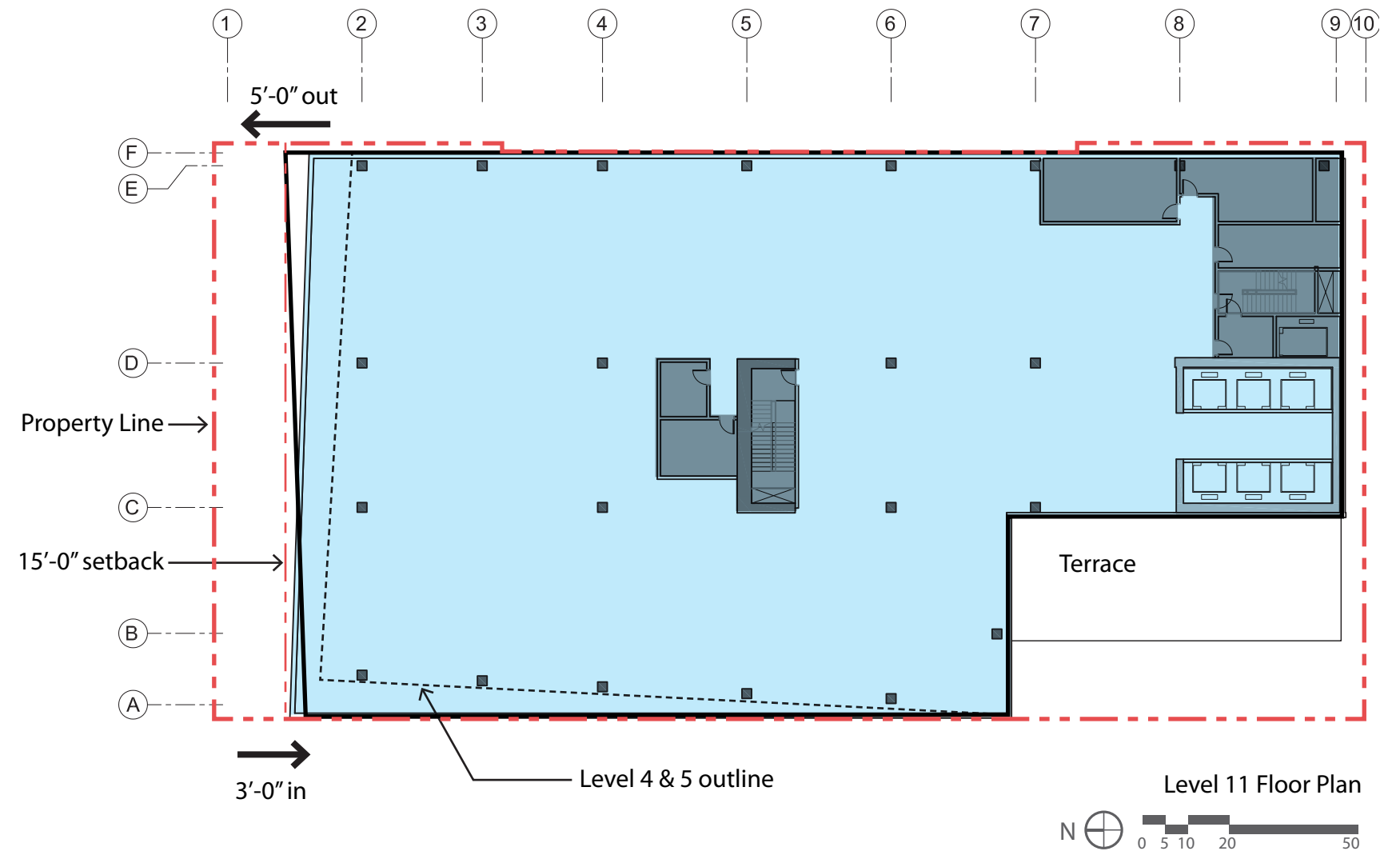
Overhang grows as the facade goes up providing relief near the landmark.



### SCHEME 03 / Twist

**Additional height depicted for development flexibility seeking Living Building Pilot Program bonuses**

# EDG Approved Design Direction



- Twist goes from facing Northeast to facing Northwest
- Maximized twist on north facade with Harrison Street upper level setback
- More dynamic stepping at the north & alley facade
- Twist along 9th Ave N maximized; facade currently extends to west property line
- Additional twist proposed is at limits of structural feasibility without significant, adverse structural and parking impacts. Additional twisting would make this Option no longer viable and prompt applicant to pursue to Option 2.

## Recap of ARC #1 Feedback

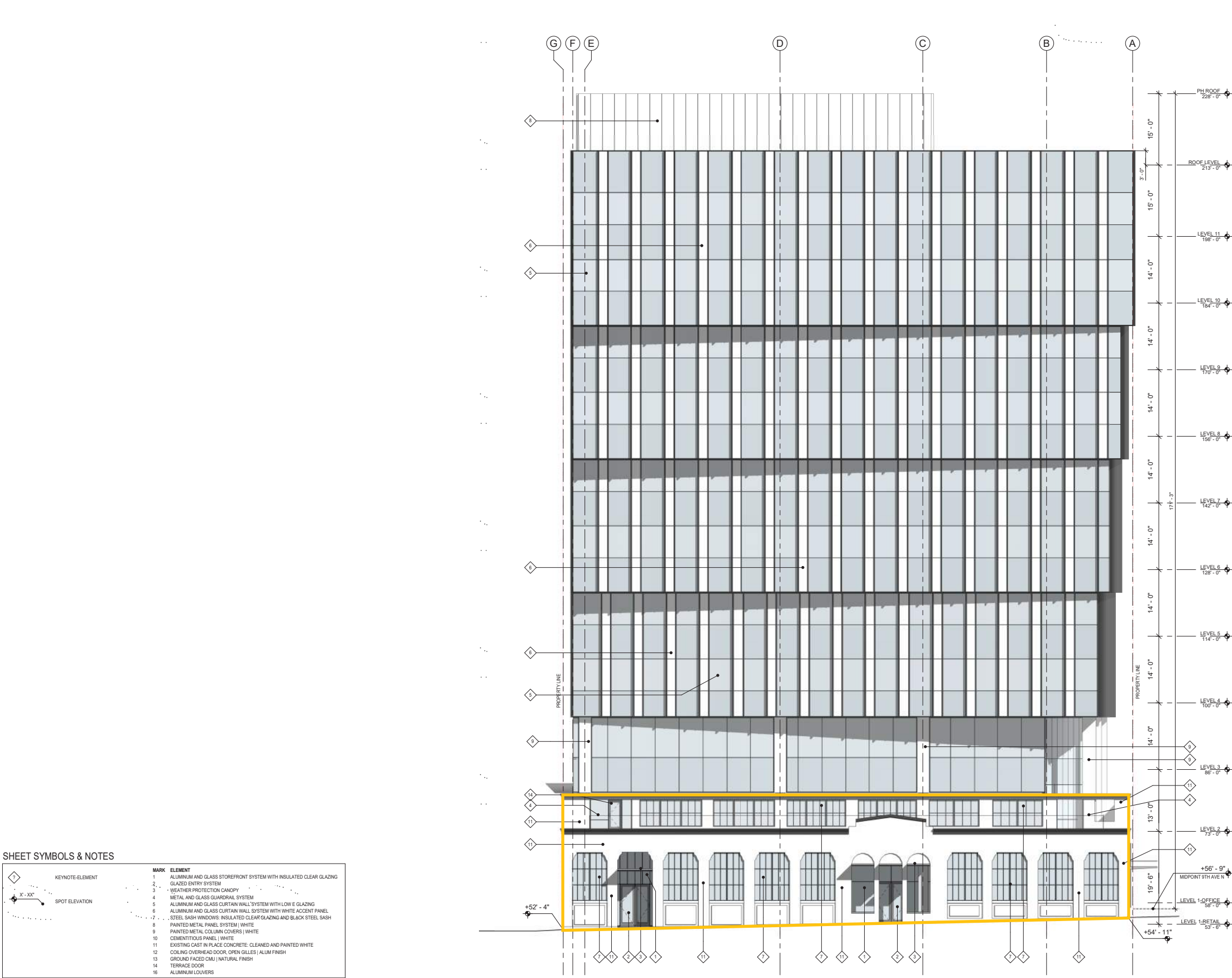
1. ARC Board supported preferred massing (EDG approved)
2. ARC Board supported Living Building alternate massing (EDG approved)
3. Study the additional Harrison Street entry in more detail.  
See Page 16
4. ARC Board supported occupied terrace and guardrail. Study proposed roof terrace and guardrail to evaluate impacts on the existing building.  
See Pages 18, 19 & 20
5. ARC Board supported landmarks integration into the design.
6. Provide building sections to better understand the massing as it relates to the existing building and “corner building” condition.  
See Pages 7 through 11, 19 & 20
7. Provide more information regarding setbacks from the mezzanine level façade and window opening changes.  
See Page 19
8. Provide parking plans and sections to understand how below grade parking relates to existing building.  
See Page 21

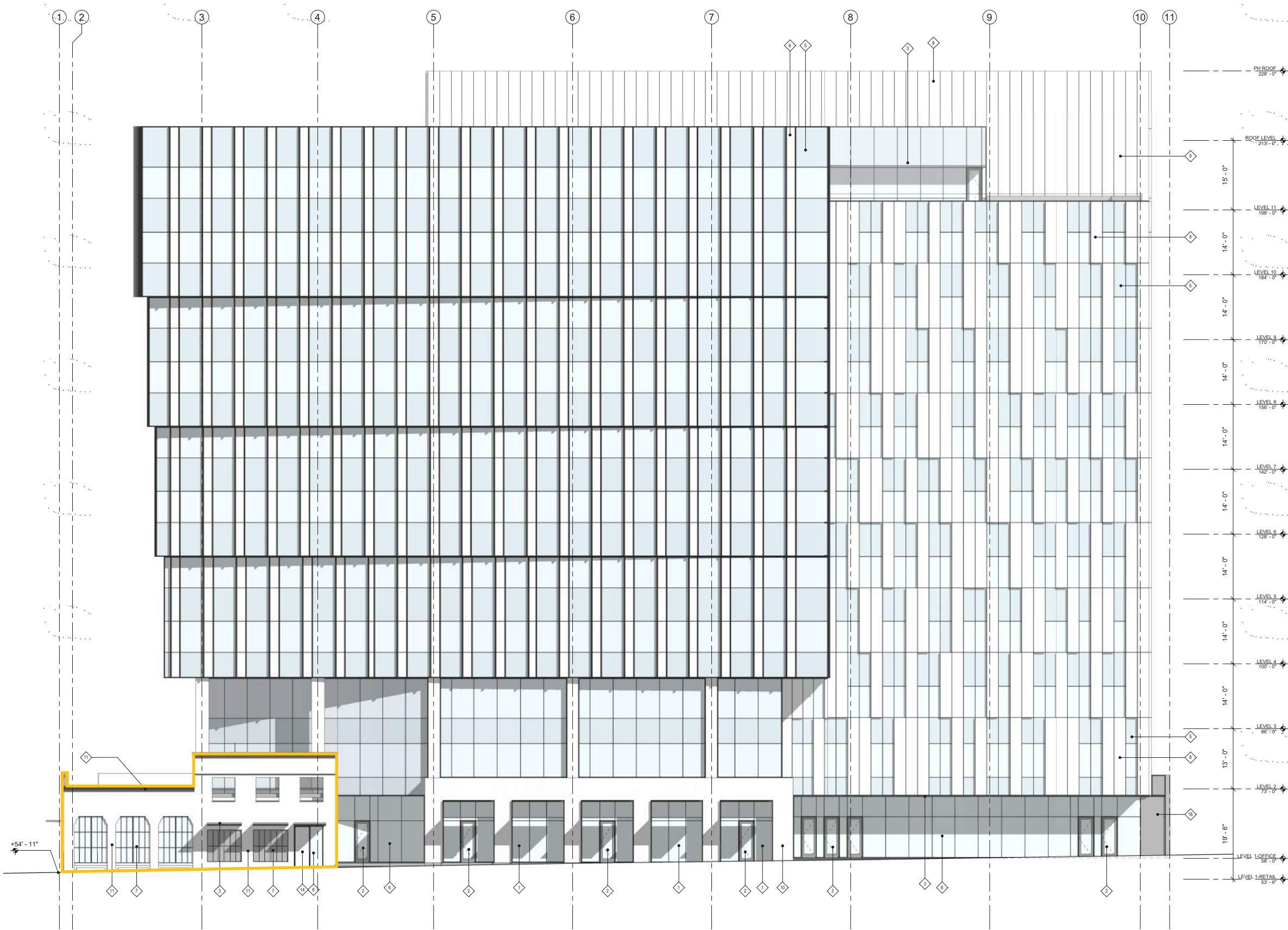
## Proposed Landmark Modifications:

- 1. Activate Harrison Street Entry  
See page 17
2. Remove chimney  
See page 15
- 3. Occupy roof as terrace with planting between terrace and historic parapet  
See page 18
4. Add Harrison Street retail entry integrated into the historic facade  
See page 16
5. Addition of glass canopies at retail nodes  
See page 17
- 6. Remove and reconstruct the north mezzanine wall in manner consistent with historical condition  
See pages 12, 18
7. Modify north mezzanine openings to integrate new construction  
See pages 12, 18
- 8. Remove and reconstruct south facade (southwest corner of landmark structure) in manner consistent with historical condition  
See page 14
9. Modify south facade upper openings to integrate new construction  
See page 14

● Alterations approved in prior Certificate of Approval for this site







SHEET SYMBOLS & NOTES

MARK	ELEMENT
1	ALUMINUM AND GLASS STOREFRONT SYSTEM WITH INSULATED CLEAR GLAZING
2	GLAZED ENTRY SYSTEM
3	WEATHER PROTECTION CANOPY
4	METAL AND GLASS GUARDRAIL SYSTEM
5	ALUMINUM AND GLASS CURTAIN WALL SYSTEM WITH LOW E GLAZING
6	ALUMINUM AND GLASS CURTAIN WALL SYSTEM WITH WHITE ACCENT PANEL
7	STEEL SASH WINDOWS: INSULATED CLEAR GLAZING AND BLACK STEEL SASH
8	PAINTED METAL PANEL SYSTEM   WHITE
9	PAINTED METAL COLUMN COVERS   WHITE
10	CEMENTITIOUS PANEL   WHITE
11	EXISTING CAST IN PLACE CONCRETE, CLEANED AND PAINTED WHITE
12	COILING OVERHEAD DOOR, OPEN GILLES   ALUM FINISH
13	GROUND FACED CMU   NATURAL FINISH
14	TERRACE DOOR
15	ALUMINUM LOUVERS

Landmark Structure

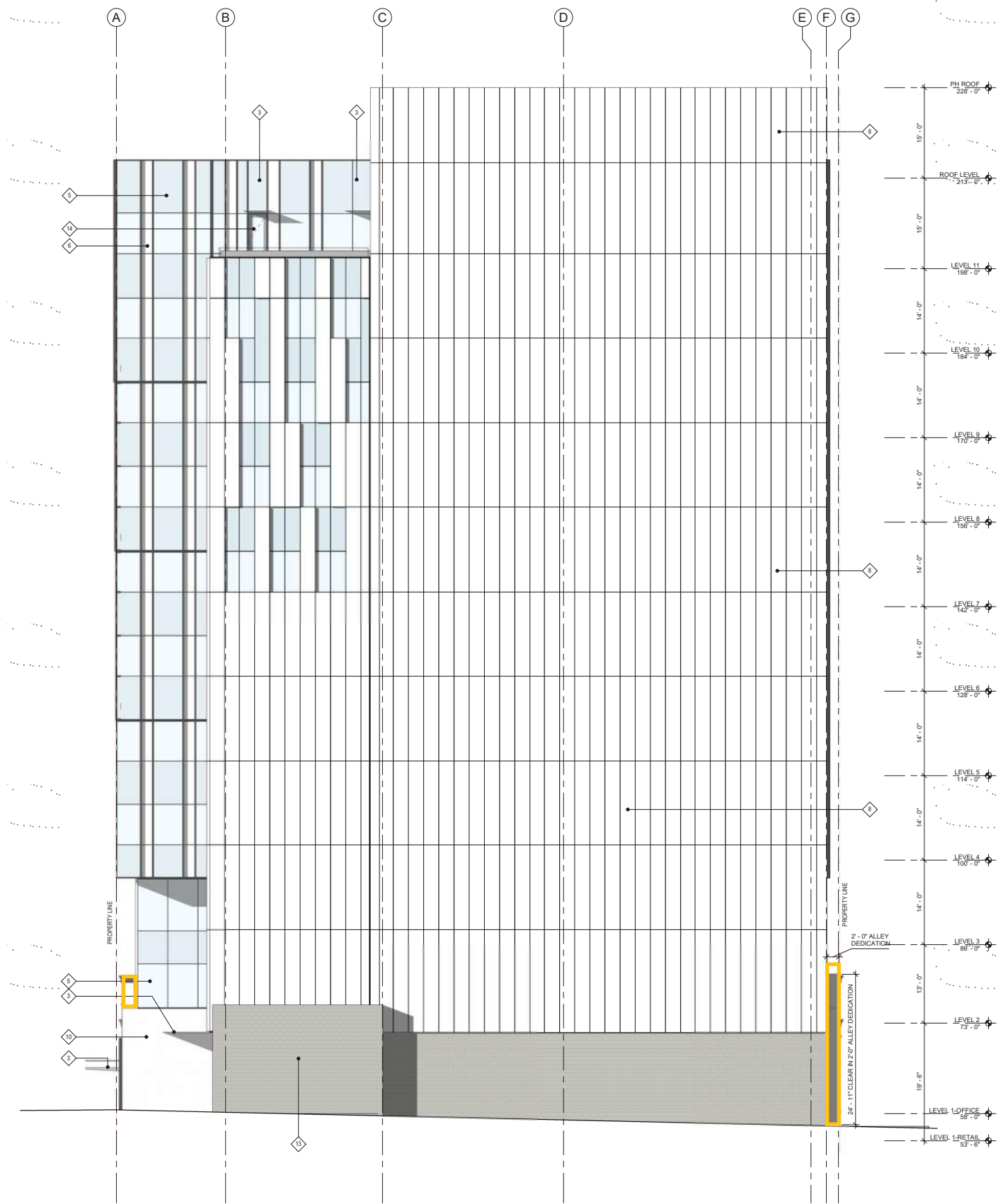


**SHEET SYMBOLS & NOTES**

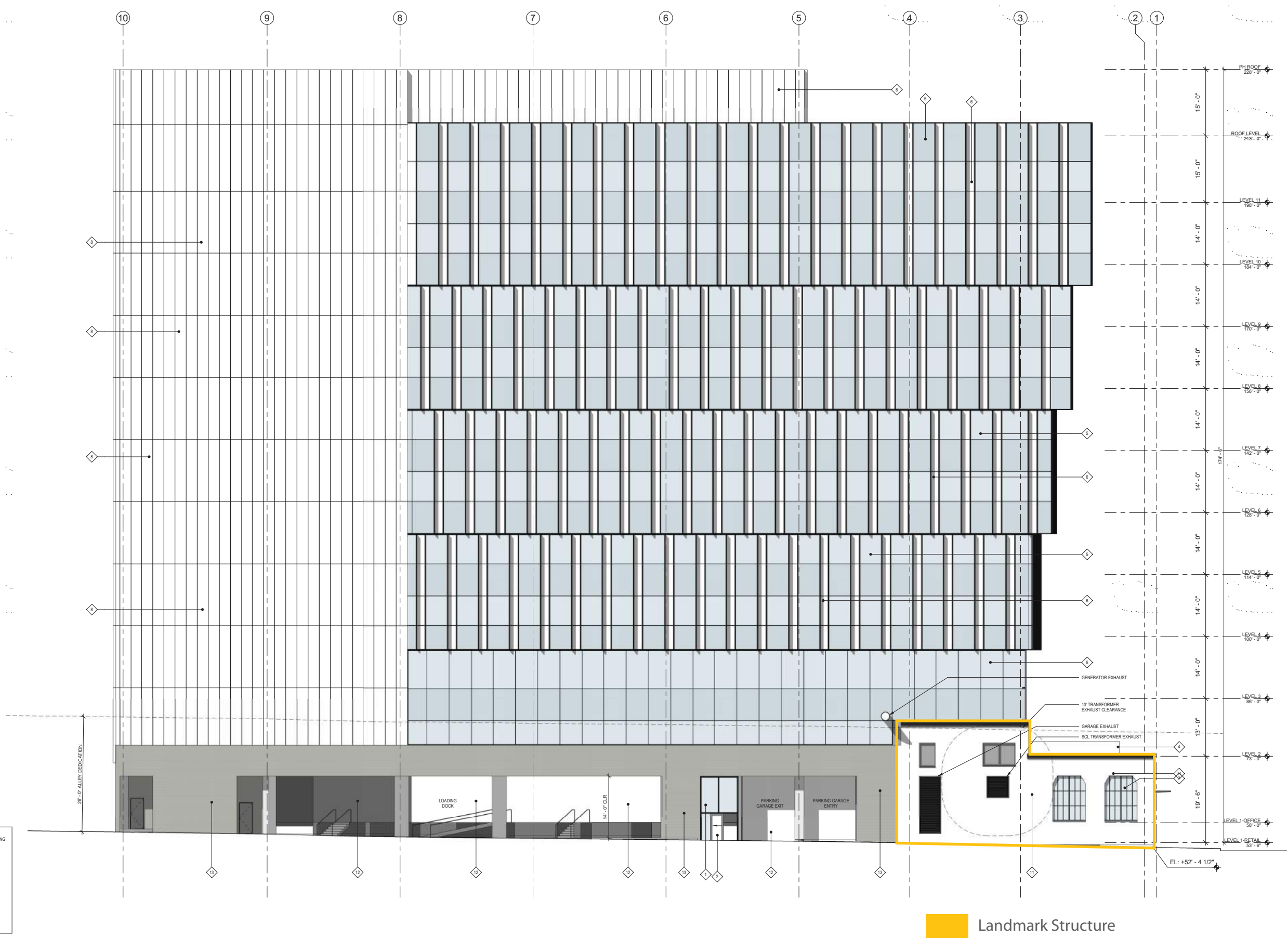
KEYNOTE-ELEMENT

SPOT ELEVATION

MARK	ELEMENT
1	ALUMINUM AND GLASS STOREFRONT SYSTEM WITH INSULATED CLEAR GLAZING
2	GLAZED ENTRY SYSTEM
3	WEATHER PROTECTION CANOPY
4	METAL AND GLASS GUARDRAIL SYSTEM
5	ALUMINUM AND GLASS CURTAIN WALL SYSTEM WITH WHITE ACCENT PANEL
6	ALUMINUM AND GLASS CURTAIN WALL SYSTEM WITH LOW E GLAZING
7	STEEL SASH WINDOWS: INSULATED CLEAR GLAZING AND BLACK STEEL SASH
8	PAINTED METAL PANEL SYSTEM   WHITE
9	PAINTED METAL COLUMN COVERS   WHITE
10	CEMENTITIOUS PANEL   WHITE
11	EXISTING CAST IN PLACE CONCRETE, CLEANED AND PAINTED WHITE
12	CEILING OVERHEAD DOOR, OPEN GLILES   ALUM FINISH
13	GROUND FACED CMU   NATURAL FINISH
14	TERRACE DOOR
15	ALUMINUM LOUVERS

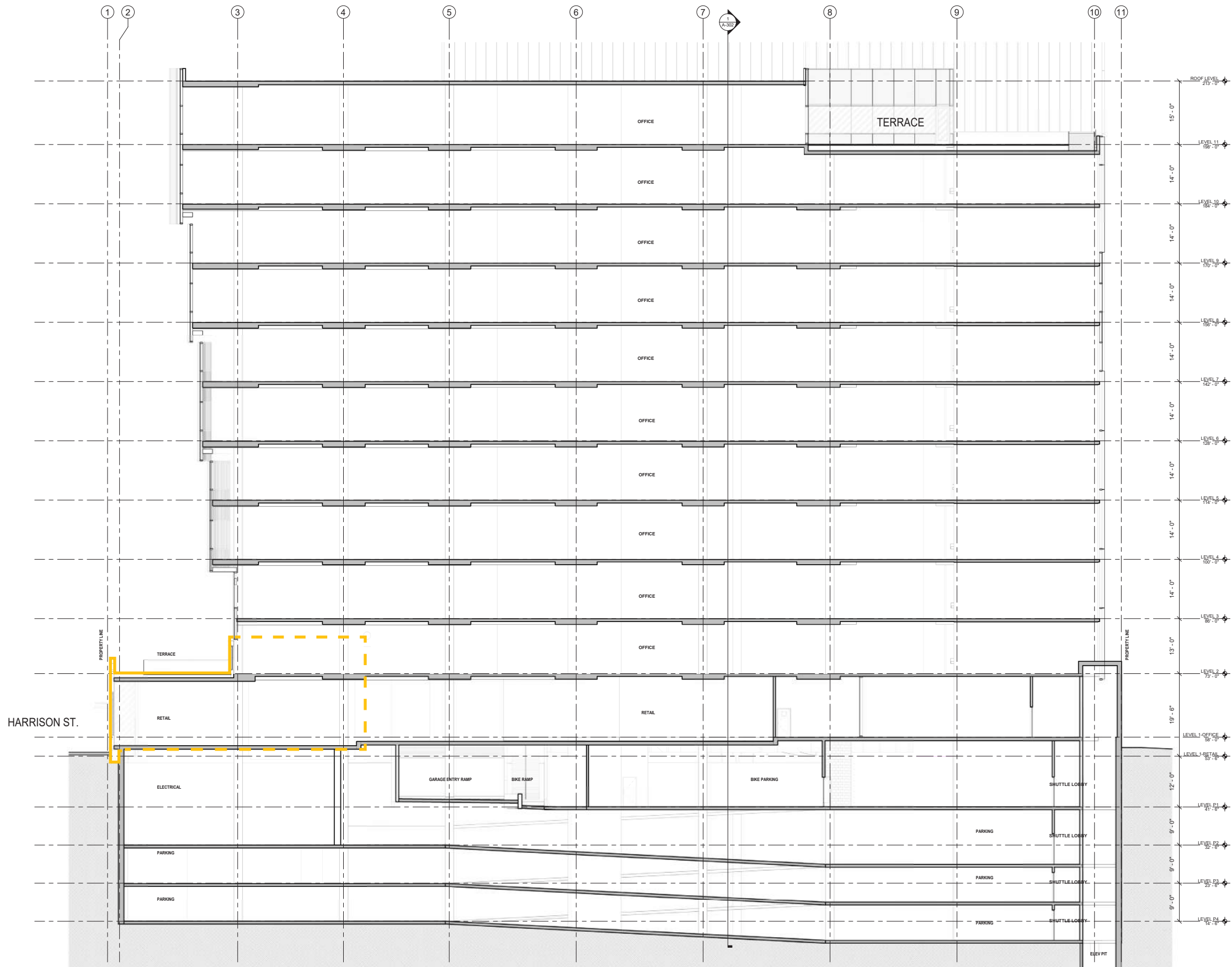


Landmark Structure



SHEET SYMBOLS & NOTES

KEYNOTE-ELEMENT	MARK	ELEMENT
1	1	ALUMINUM AND GLASS STOREFRONT SYSTEM WITH INSULATED CLEAR GLAZING
2	2	GLAZED ENTRY SYSTEM
3	3	WEATHER PROTECTION CANOPY
4	4	METAL AND GLASS GUARDRAIL SYSTEM
5	5	ALUMINUM AND GLASS CURTAIN WALL SYSTEM WITH LOW E GLAZING
6	6	ALUMINUM AND GLASS CURTAIN WALL SYSTEM WITH WHITE ACCENT PANEL
7	7	STEEL SASH WINDOWS: INSULATED CLEAR GLAZING AND BLACK STEEL SASH
8	8	PAINTED METAL PANEL SYSTEM (WHITE)
9	9	PAINTED METAL COLUMN COVERS (WHITE)
10	10	CEMENTITIOUS PANEL (WHITE)
11	11	EXISTING CAST IN PLACE CONCRETE: CLEANED AND PAINTED WHITE
12	12	COILING OVERHEAD DOOR: OPEN GILLES   ALUM FINISH
13	13	GROUND FACED CMU   NATURAL FINISH
14	14	TERRACE DOOR
15	15	ALUMINUM LOUVERS



Landmark Structure



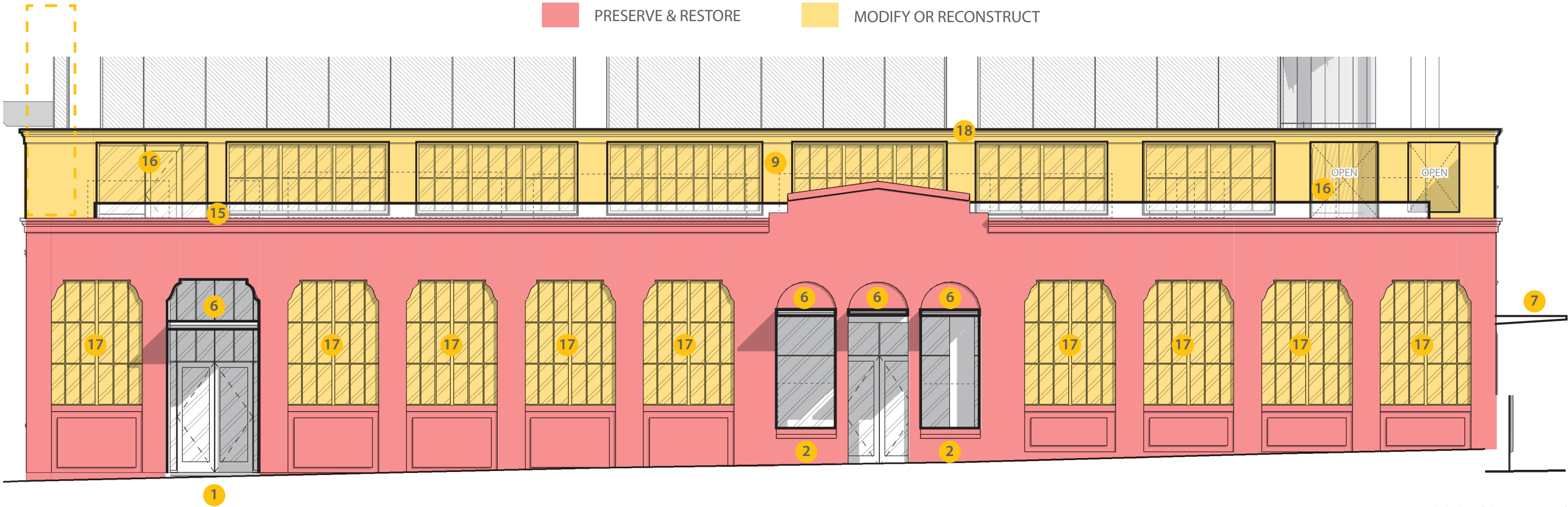


PROPOSED FEATURES

- |    |  |     |                              |
|----|--|-----|------------------------------|
| 1. | NORTH ENTRY                                      | 10. | WEST MEZZANINE WALL OPENINGS |
| 2. | ENLARGED NORTH MAIN ENTRY                        | 11. | EAST WINDOW BAYS             |
| 3. | WEST WINDOW BAY                                  | 12. | SCL TRANSFORMER EXHAUST      |
| 4. | WEST ENTRY                                       | 13. | GENERATOR EXHAUST            |
| 5. | SOUTH ENTRY                                      | 14. | EXHAUST LOUVER               |
| 6. | CANOPY - NORTH                                   | 15. | TERRACE GUARDRAIL            |
| 7. | CANOPY - WEST                                    | 16. | TERRACE ACCESS               |
| 8. | SOUTH MEZZANINE WALL OPENINGS                    | 17. | REPLACE EXISTING WINDOWS     |
| 9. | NORTH MEZZANINE WALL, WINDOWS, & ENTRY, OPENINGS | 18. | RAISE CORNICE                |

PRESERVATION STRATEGY

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| <div></div> | PRESERVE & RESTORE | <div></div> | MODIFY OR RECONSTRUCT |
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ENLARGED NORTH ELEVATION  
1/8" = 1'-0"

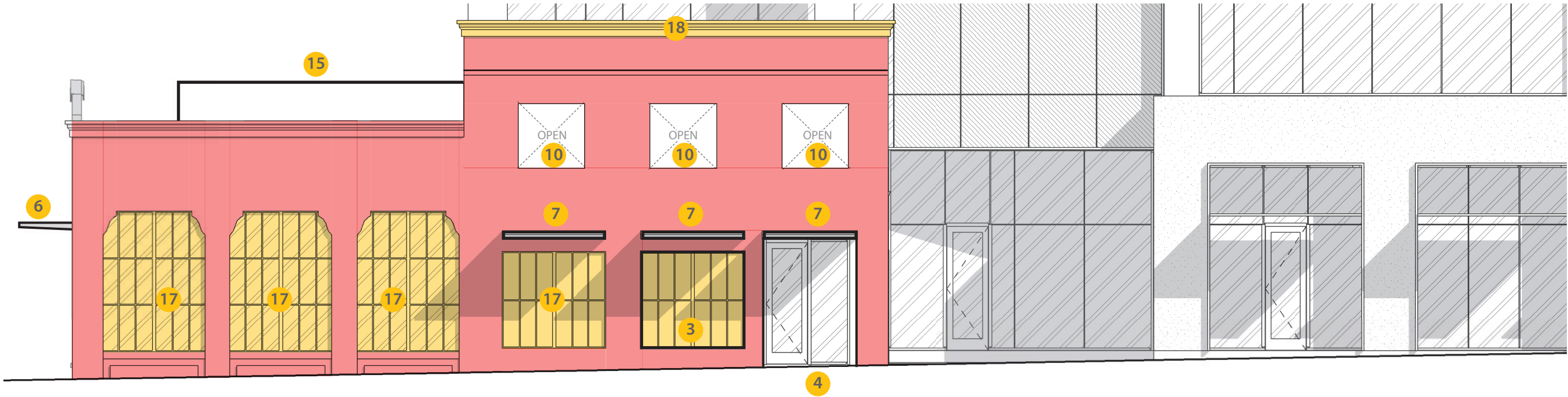


PROPOSED FEATURES

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|----|--|-----|------------------------------|
| 1. | NORTH ENTRY                                      | 10. | WEST MEZZANINE WALL OPENINGS |
| 2. | ENLARGED NORTH MAIN ENTRY                        | 11. | EAST WINDOW BAYS             |
| 3. | WEST WINDOW BAY                                  | 12. | SCL TRANSFORMER EXHAUST      |
| 4. | WEST ENTRY                                       | 13. | GENERATOR EXHAUST            |
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| 6. | CANOPY - NORTH                                   | 15. | TERRACE GUARDRAIL            |
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PRESERVATION STRATEGY

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ENLARGED WEST ELEVATION  
1/8" = 1'-0"



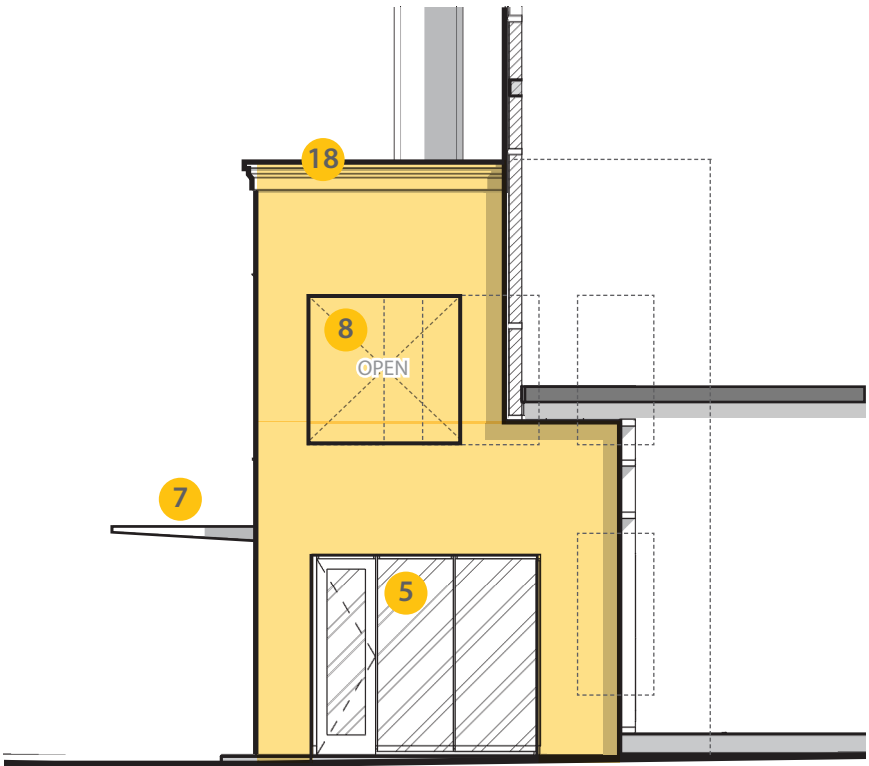


PROPOSED FEATURES

- |    |  |     |                              |
|----|--|-----|------------------------------|
| 1. | NORTH ENTRY                                      | 10. | WEST MEZZANINE WALL OPENINGS |
| 2. | ENLARGED NORTH MAIN ENTRY                        | 11. | EAST WINDOW BAYS             |
| 3. | WEST WINDOW BAY                                  | 12. | SCL TRANSFORMER EXHAUST      |
| 4. | WEST ENTRY                                       | 13. | GENERATOR EXHAUST            |
| 5. | SOUTH ENTRY                                      | 14. | EXHAUST LOUVER               |
| 6. | CANOPY - NORTH                                   | 15. | TERRACE GUARDRAIL            |
| 7. | CANOPY - WEST                                    | 16. | TERRACE ACCESS               |
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PRESERVATION STRATEGY

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| <div></div> | PRESERVE & RESTORE | <div></div> | MODIFY OR RECONSTRUCT |
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ENLARGED SOUTH SECTION ELEVATION  
1/8" = 1'-0"



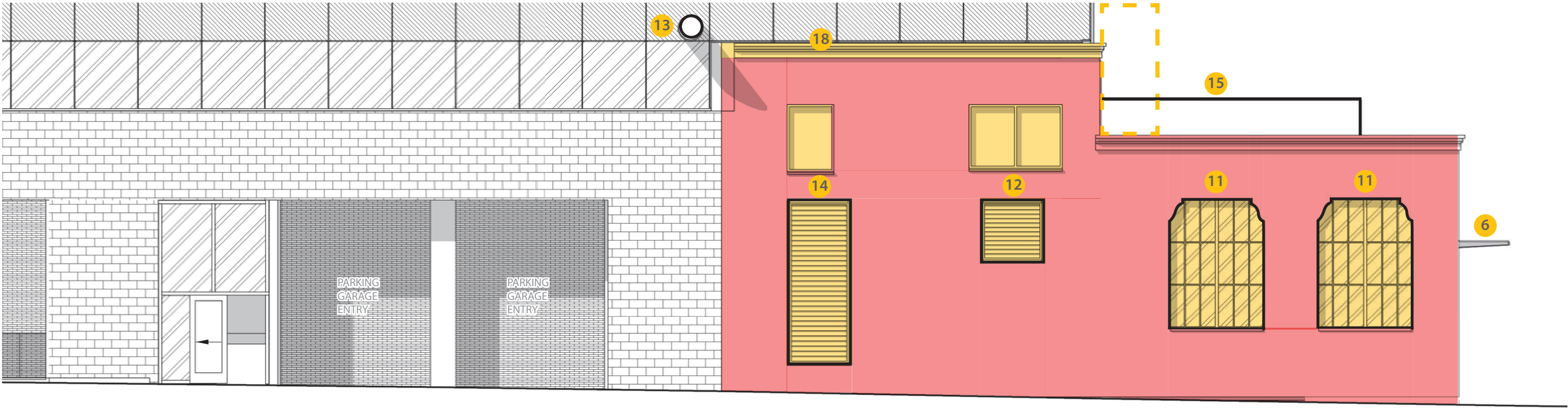


PROPOSED FEATURES

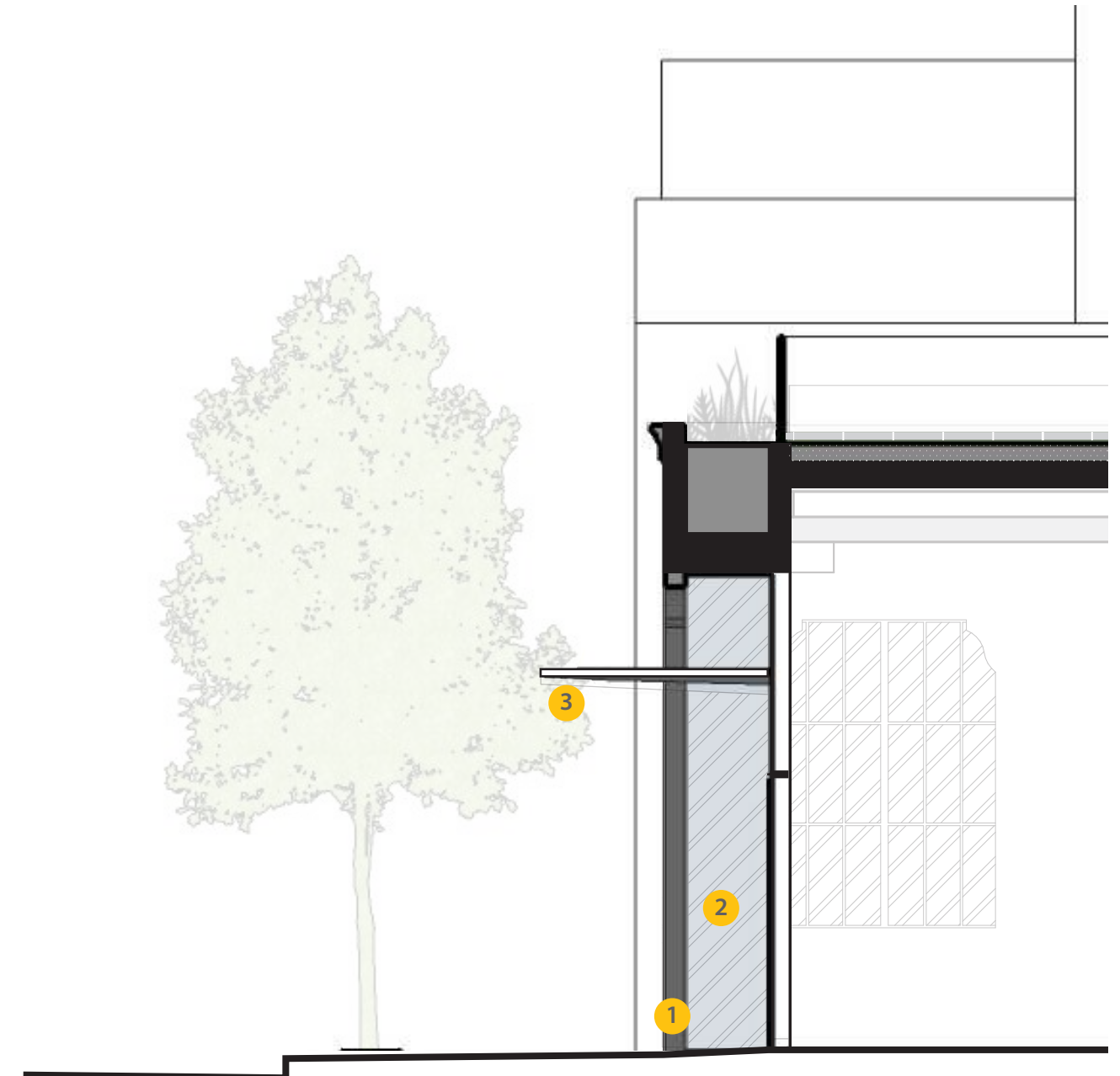
- |    |  |     |                              |
|----|--|-----|------------------------------|
| 1. | NORTH ENTRY                                      | 10. | WEST MEZZANINE WALL OPENINGS |
| 2. | ENLARGED NORTH MAIN ENTRY                        | 11. | EAST WINDOW BAYS             |
| 3. | WEST WINDOW BAY                                  | 12. | SCL TRANSFORMER EXHAUST      |
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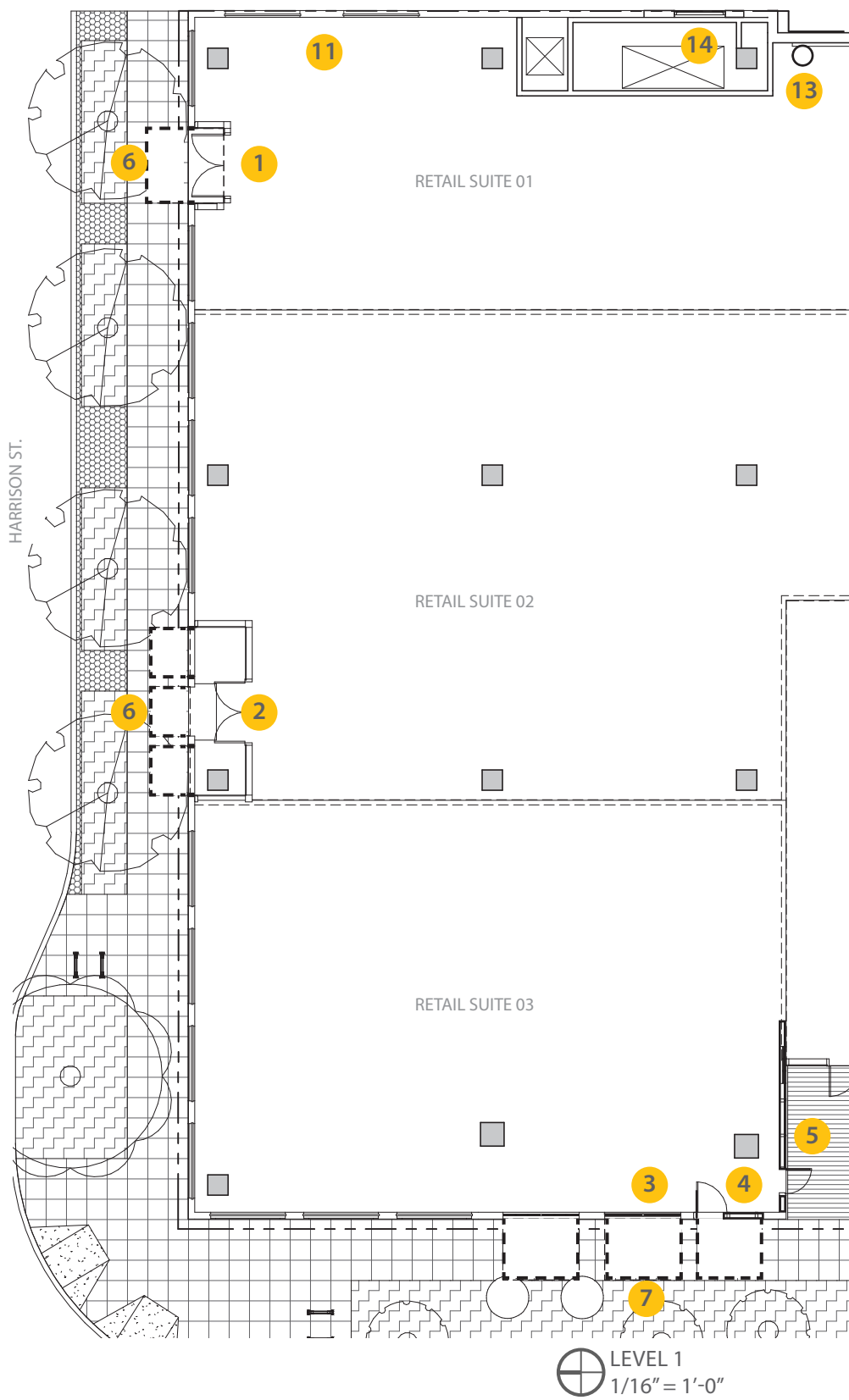
ENLARGED EAST ELEVATION  
1/8" = 1'-0"



1. REMOVE SILL PANEL TO SIDEWALK GRADE
2. RECESSED ENTRY
3. GLASS CANOPY

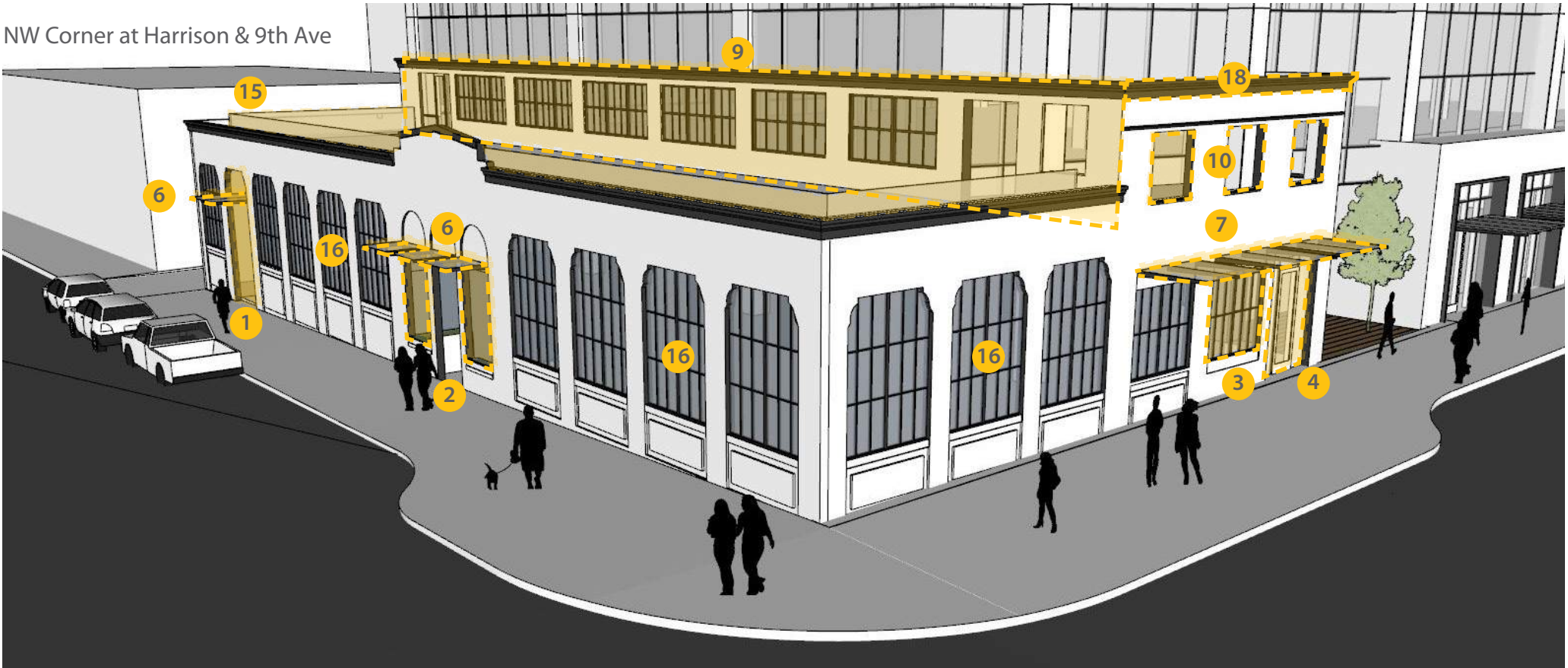


PROPOSED LEVEL 1



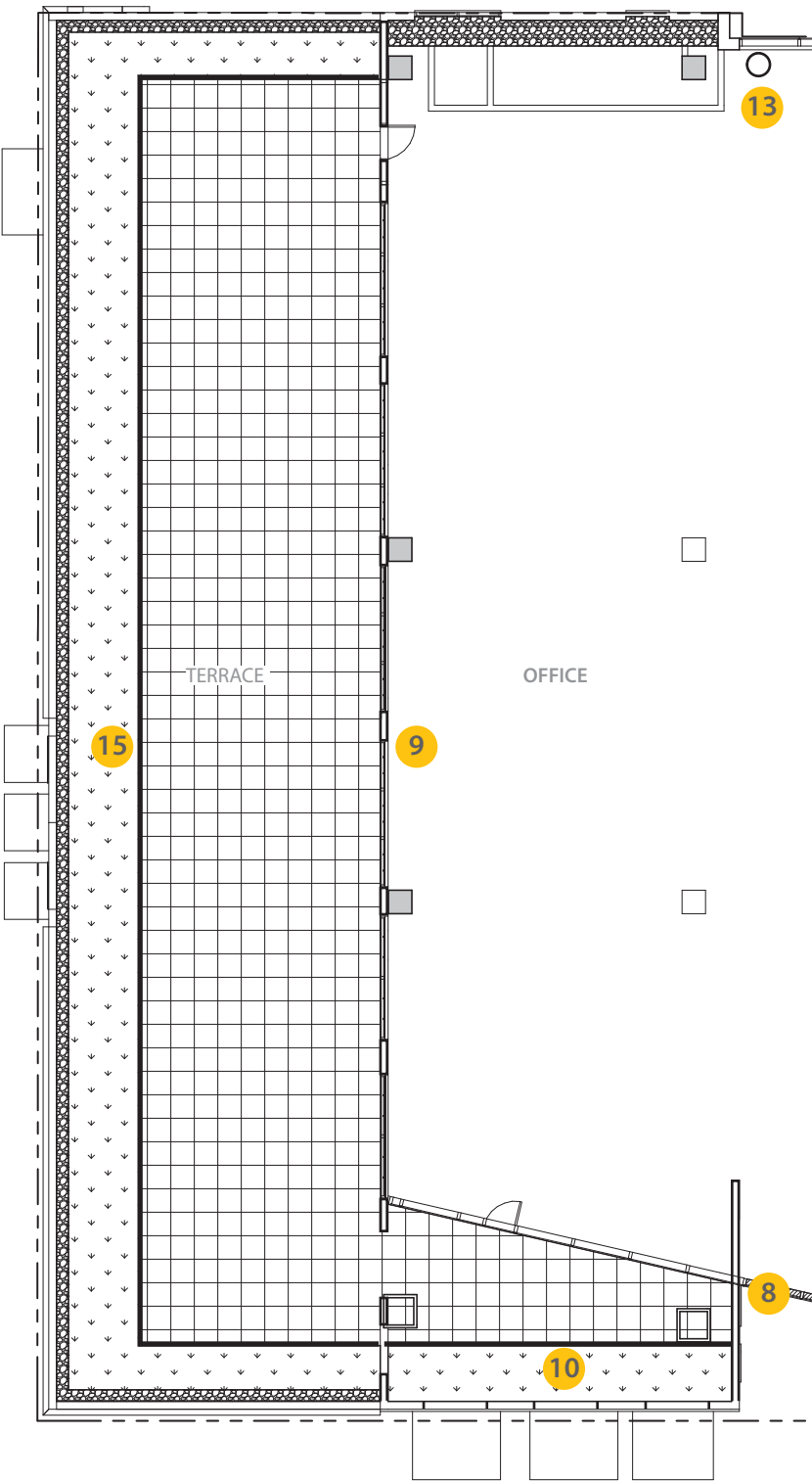
PROPOSED FEATURES

1. NORTH ENTRY
2. ENLARGED NORTH MAIN ENTRY
3. WEST WINDOW BAY
4. WEST ENTRY POINT
  - Add 9' x 3' entry door and storefront window glazing
5. SOUTH ENTRY POINT
  - Add 9' x 3' entry door and storefront window glazing
6. CANOPY - NORTH
  - Add 7'-6" x 7'-4" canopy at the NE entrance
  - Add (3) 4'-10" x 4'-0" canopies at the North main entrance
7. CANOPY - WEST
  - Add (3) 7'-6" x 7'-6" canopies on the west facade
8. SOUTH MEZZANINE WALL OPENINGS
  - Replaced wall with similar cornice, window, and window openings locations
9. NORTH MEZZANINE WALL, WINDOWS, ENTRY, & OPENINGS
  - Demolish mezzanine north wall & windows
  - Repositioned windows to accommodate new structure
  - Replace with like-kind windows
  - Provide (2) openings to side terrace
10. WEST MEZZANINE WALL OPENINGS
  - Demolish windows
11. EAST WINDOW BAYS
  - Provide (2) windows to match existing windows
12. SCL TRANSFORMER EXHAUST
13. GENERATOR EXHAUST
14. EXHAUST LOUVER
15. TERRACE GUARDRAIL
16. REPLACE EXISTING WINDOWS
17. RAISE CORNICE





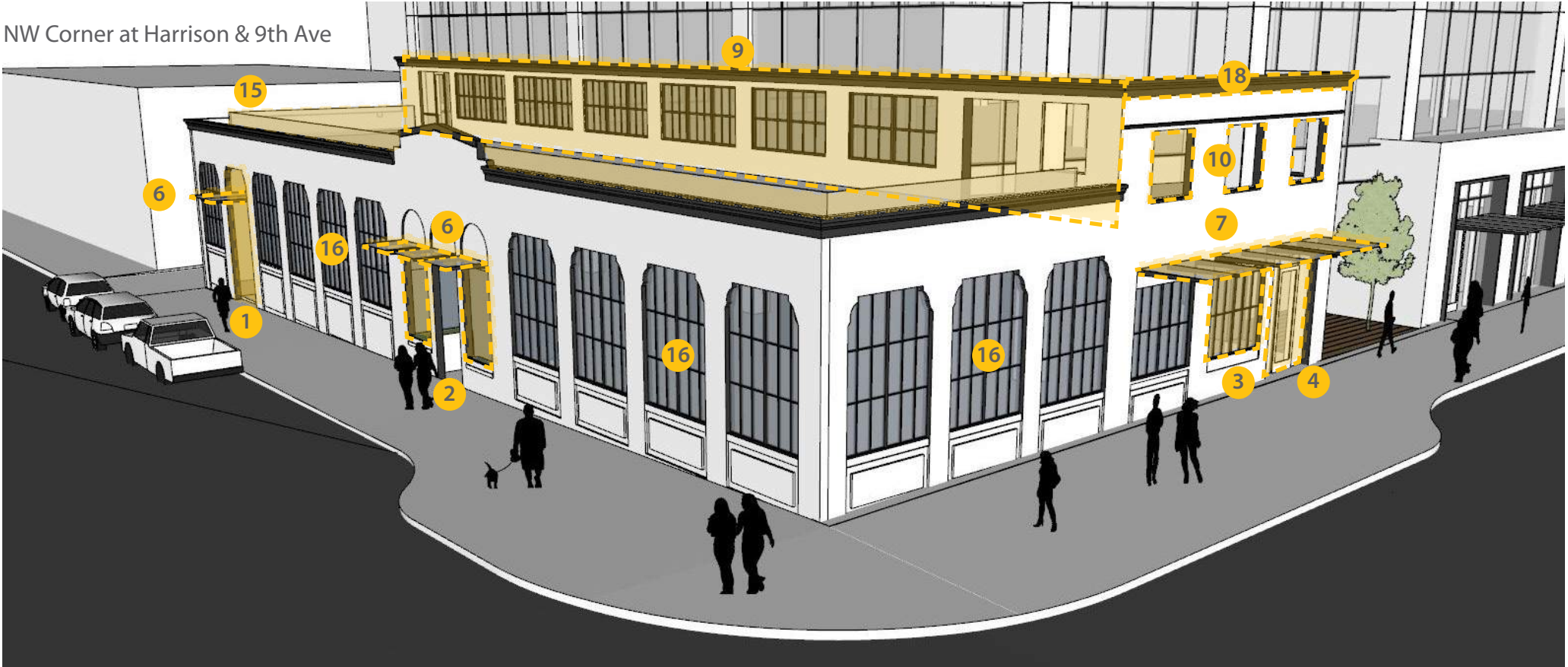
PROPOSED LEVEL 2

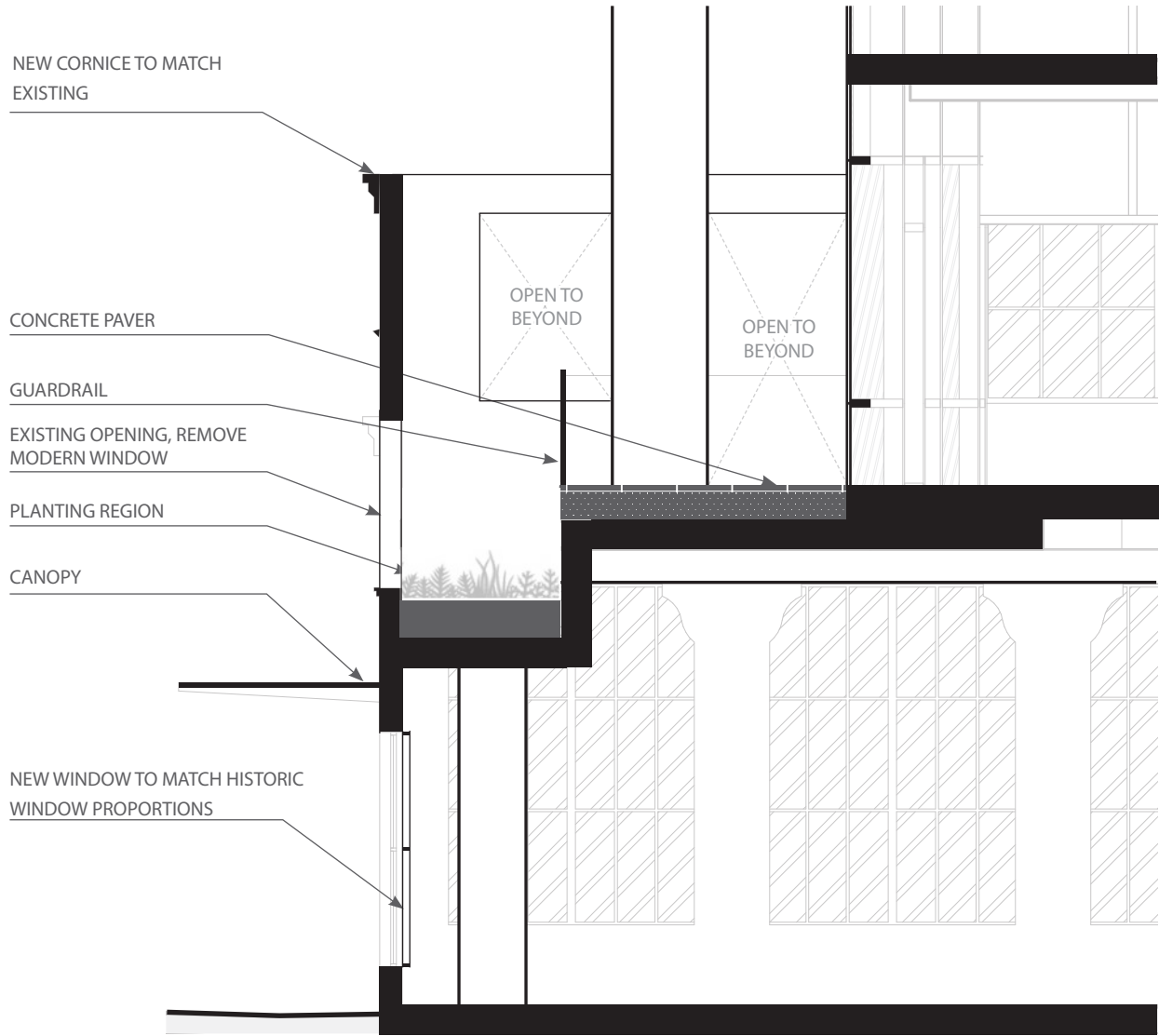
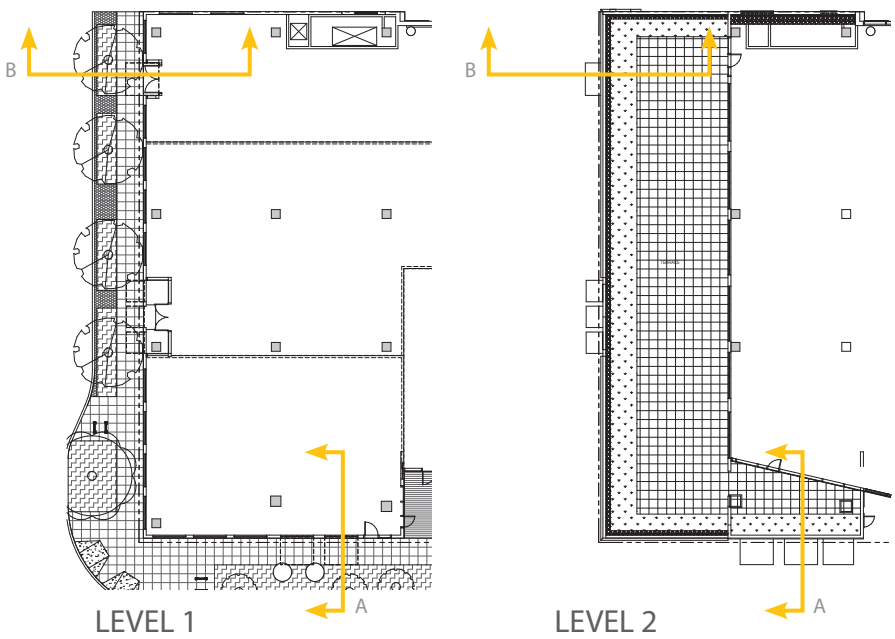


LEVEL 2  
1/16" = 1'-0"

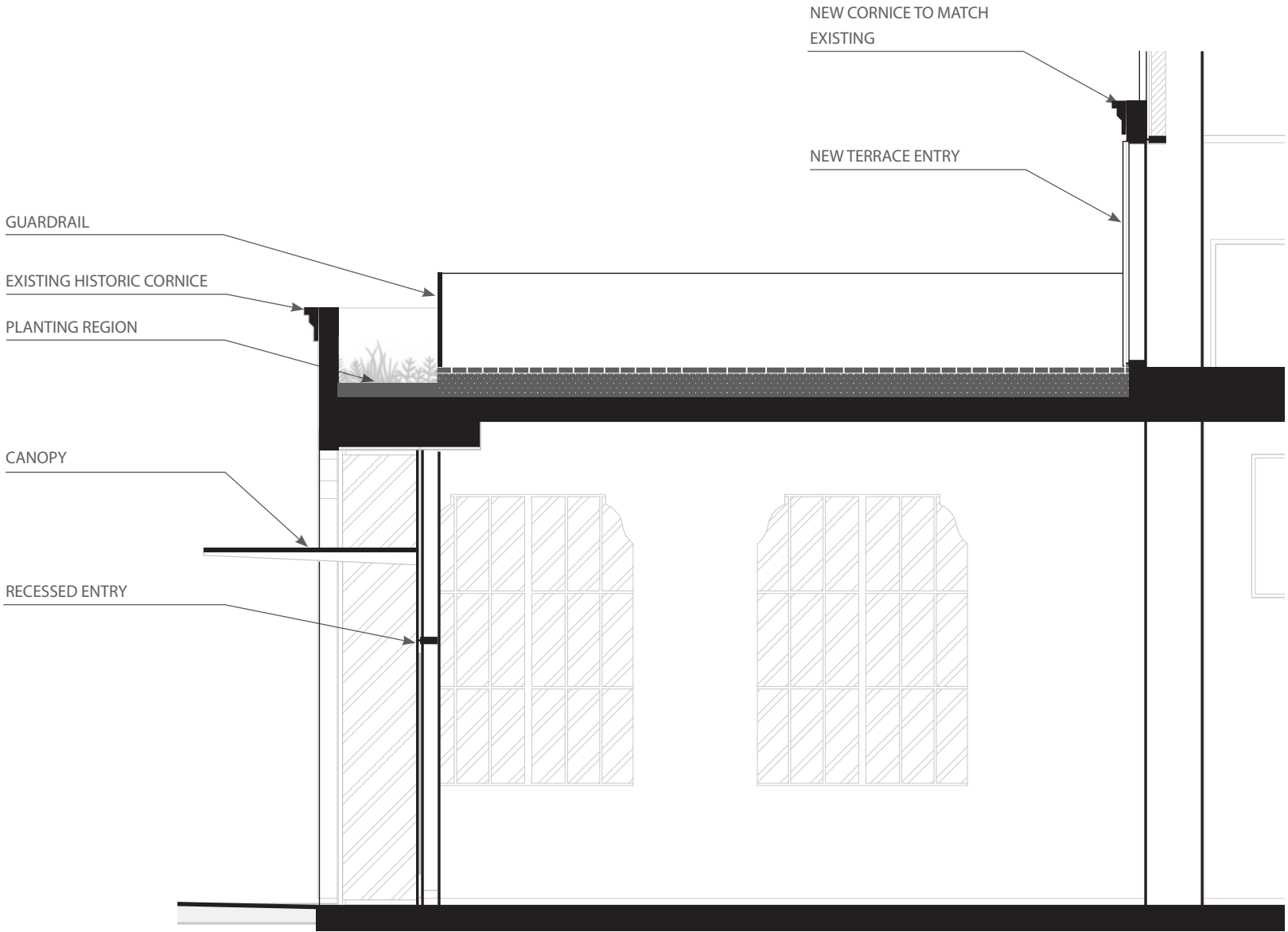
PROPOSED FEATURES

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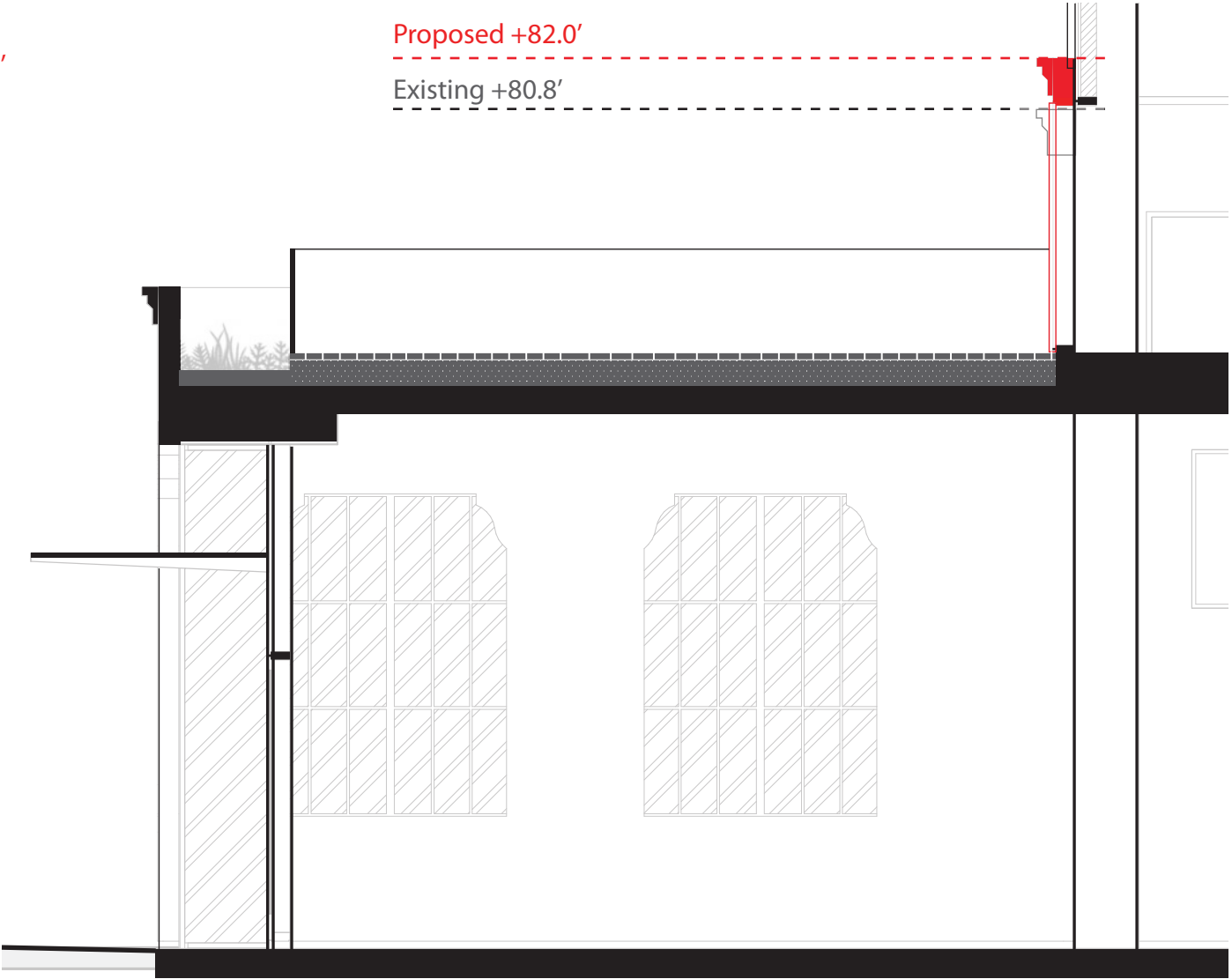
SECTION A



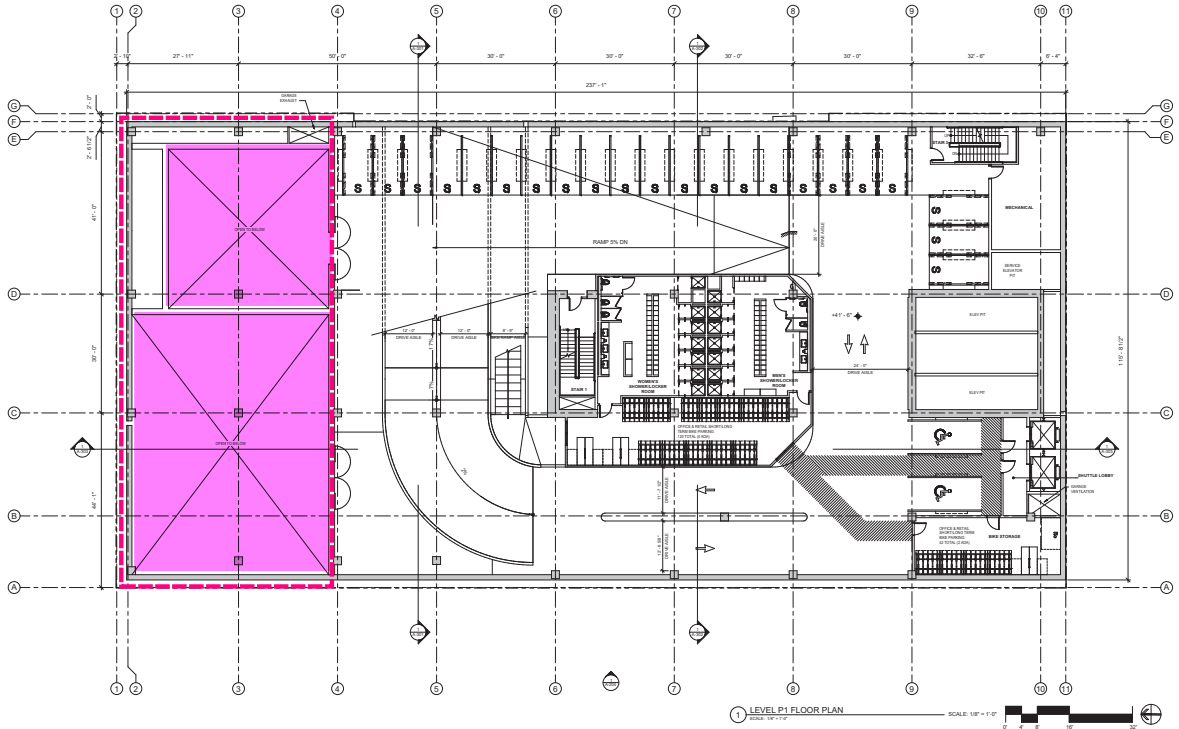
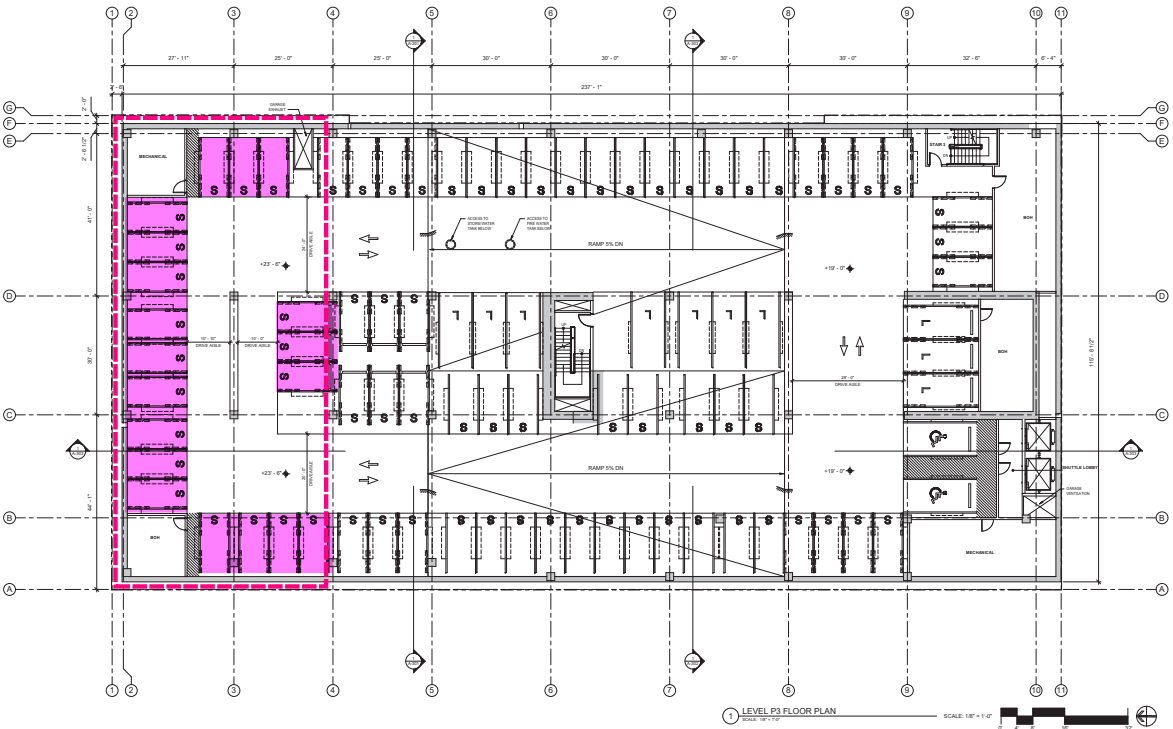
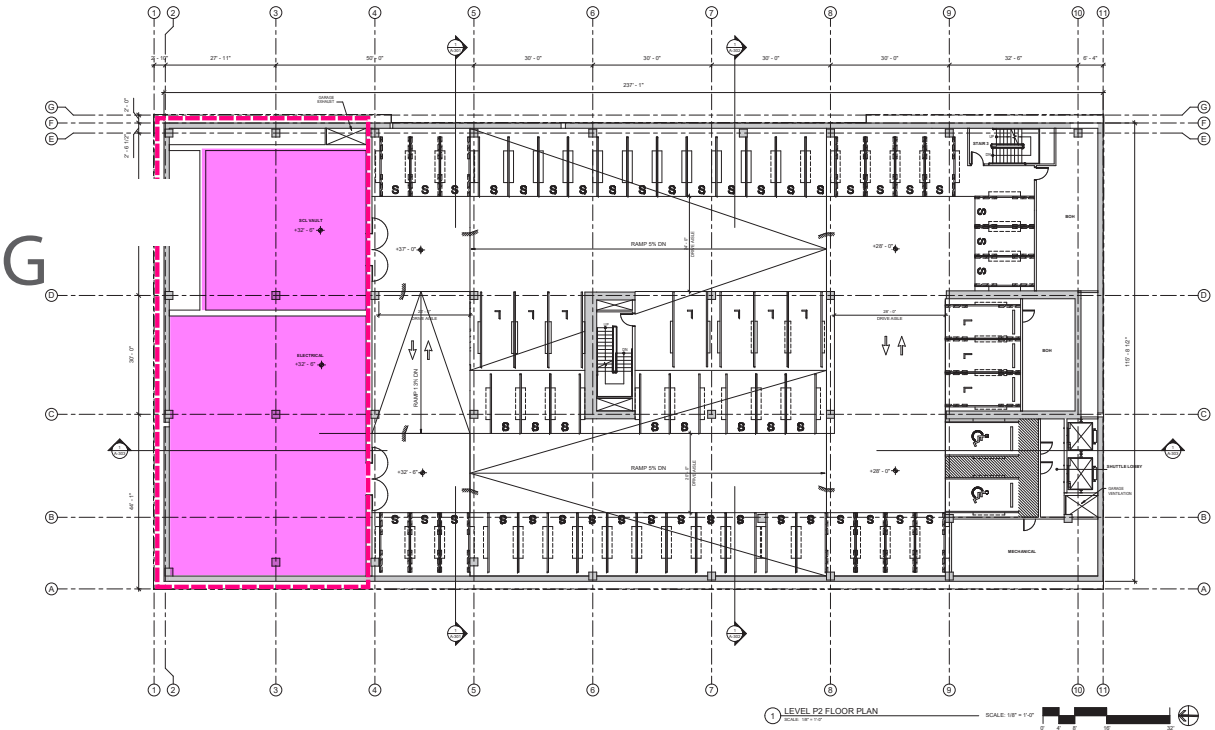
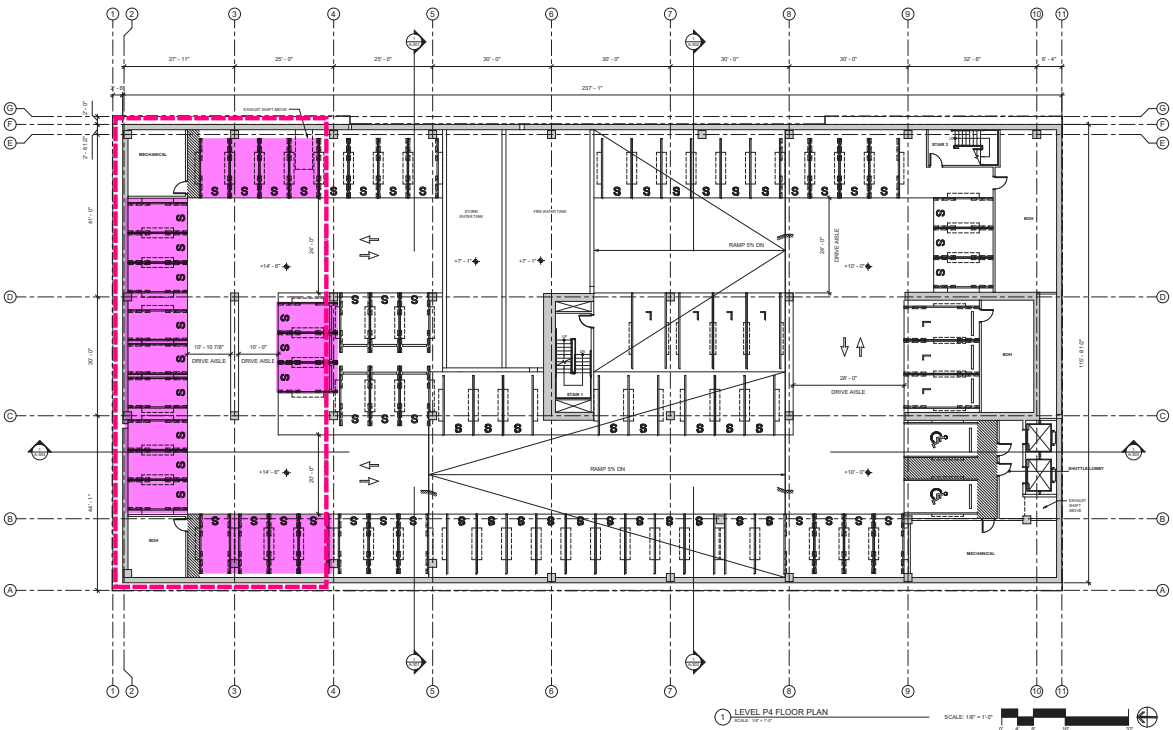
SECTION B







SECTION B



**Basement Utilization Under Landmark:**

- 39 Stalls
- SCL Transformer
- Electrical Room
- Generator

Due to the water table and constructability constraints of the site, the property will need to dig under the landmark and maximize the basement footprint in order to fit the SCL transformer vaults, utility rooms, and 39 parking stalls.

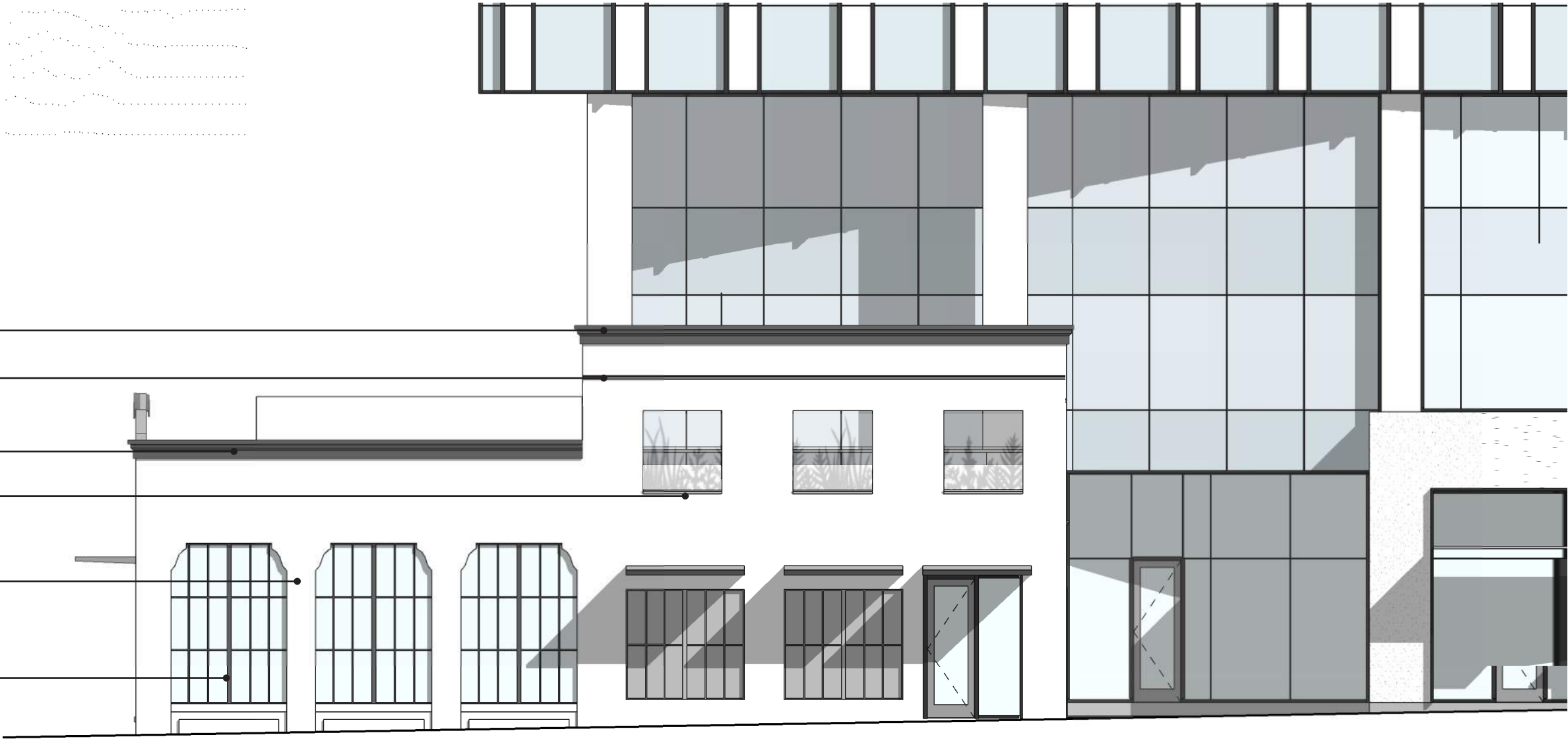
**Landmark Will Not Be Disturbed:**

The strategy is to build inside the landmark's footprint, which will not disturb the existing structure

PROPOSED COLOR PALETTE

EXTERIOR WALL COLOR  
[PAINT: RADDISON PPG1013-1]

TRIM, CORNICE, WINDOW DETAILS  
[PAINT: ONYX PPG1011-7]



LEVEL 2 CORNICE | BLACK

DETAIL TRIM | BLACK

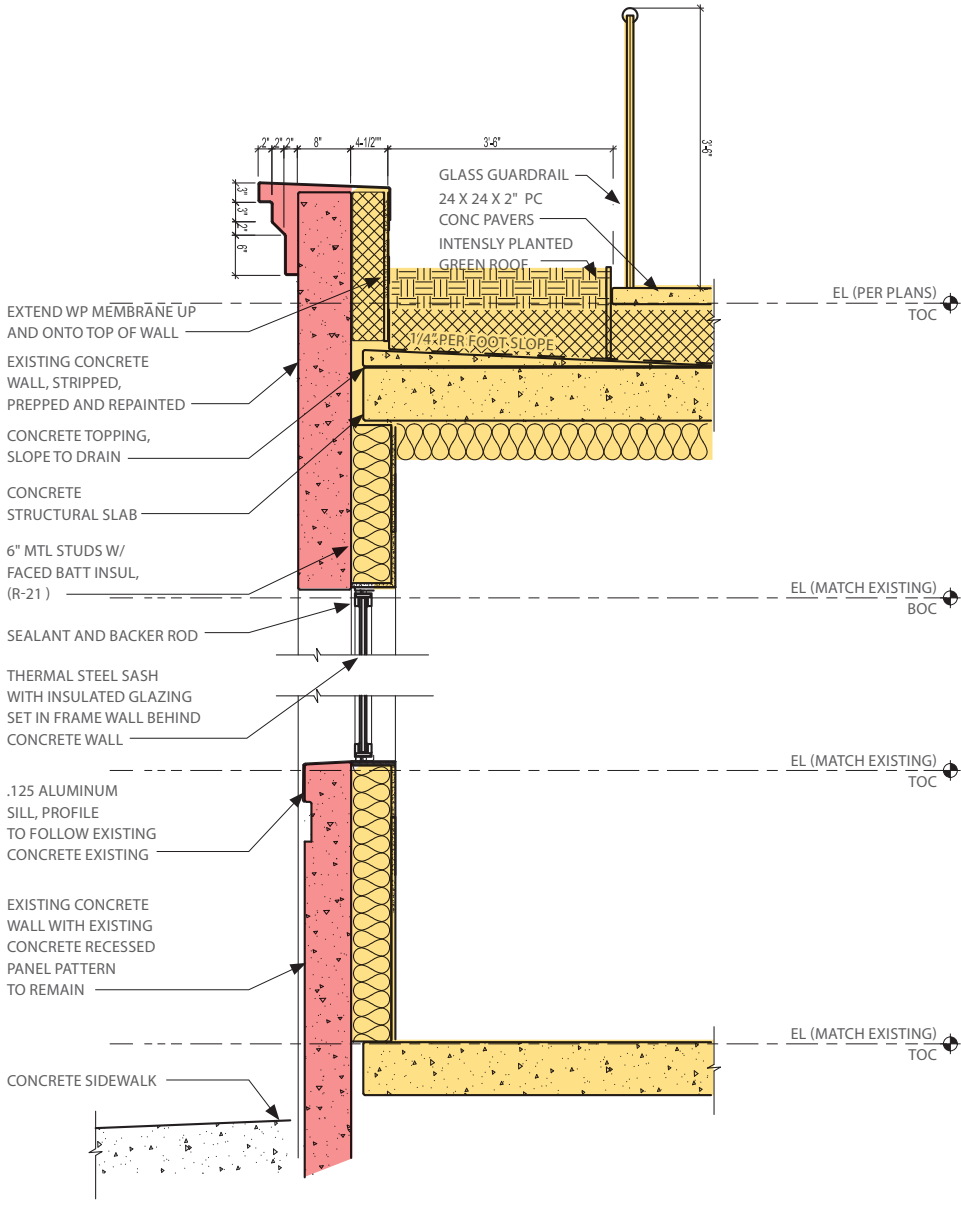
LEVEL 1 CORNICE | BLACK

OPENING SILL | BLACK

BOARD FORMWORK  
CONCRETE | WHITE

STEEL SASH WINDOWS |  
BLACK





1 LANDMARK BUILDING WALL SECTION AT GRADE  
3/8" = 1'-0"

PRESERVATION STRATEGY

PRESERVE & RESTORE  MODIFY OR RECONSTRUCT



# Thank You!

